

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/108 Elgin Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$497,000 Property Type Unit Suburb Carlton

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/280 Cardigan St CARLTON 3053	\$545,000	21/07/2023
2	17/355 Rathdowne St CARLTON 3053	\$540,000	26/07/2023
3	14/1102 Lygon St CARLTON NORTH 3054	\$540,000	08/07/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/10/2023 15:21

8/108 Elgin Street, Carlton Vic 3053

David Vraca
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 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2023: \$497,000

Comparable Properties



1/280 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments

 1  1  1

Price: \$545,000
Method: Private Sale
Date: 21/07/2023
Property Type: Apartment



17/355 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

 1  1  1

Price: \$540,000
Method: Private Sale
Date: 26/07/2023
Property Type: Apartment



14/1102 Lygon St CARLTON NORTH 3054 (REI/VG)

Agent Comments

 1  1  1

Price: \$540,000
Method: Sold Before Auction
Date: 08/07/2023
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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